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DISCLAIMER

The material contained in the Offering Memorandum is confidential, furnished solely for the purpose of considering the purchase of 5842-5854 Lonetree Blvd., Rocklin CA and is not to be used for any other purpose or made available to any other person without the express written consent of TRI Commercial Real Estate Services or the Owner. The material is based in part upon information supplied by the Owner's consultants, architects, advisors, and in part upon information obtained by TRI Commercial Real Estate Services from sources it deems to be reliable.

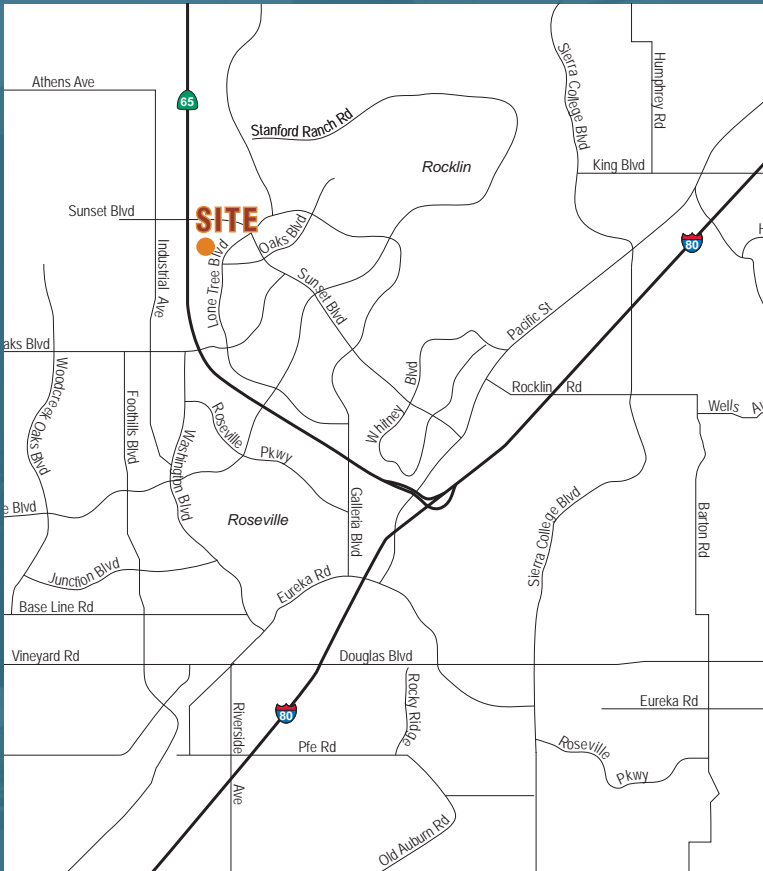
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EXECUTIVE SUMMARY



5842 - 5854 Lonetree Blvd is a two-story, multi-tenant, condominium building located in, Rocklin, CA. The Property consists of approximately \pm 14,122 square feet. The building was built in 2007 and is part of the Venture Commerce Center - Rocklin. The property enjoys **excellent access to many shopping, retail and restaurant centers**. 5842-5854 Lonetree Blvd is located 29 miles from Downtown Sacramento and 32 miles from Sacramento International Airport. Venture Commerce Center is located in the heart of Stanford Ranch, a 3,500 acre master planned community in Rocklin, CA.

The Property is leased to a variety of professional organizations, including California Carpets and Design Center. California Carpets offers a complete and leading selection of carpets, window coverings and finish services. Servicing Placer County since 1999, California Carpets **has received regional accolades and awards**, including Placer County's "Best of the Best". Additional Tenants include, Atherton Wealth Advisors, offering a full suite of financial planning services, The Alfano Group, a regional residential real estate firm, Vienna Property Management, and a good mix of executive suite users.

5842 - 5854 Lonetree Blvd offers investors a **quality building and a stabilized investment** within the highly desired Roseville/Rocklin submarket.

PRICE:
\$3,750,000

NOI:
\$301,000

CAP RATE:
8%

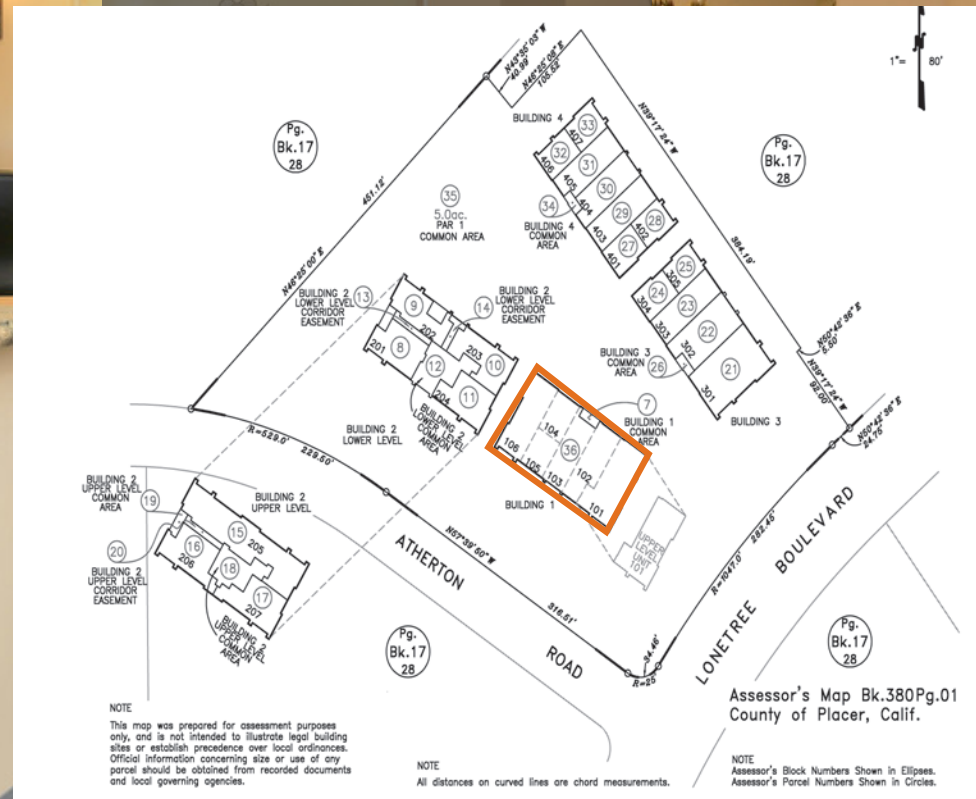
PROPERTY HIGHLIGHTS

- Fully leased, office-flex condominium building for sale
- The building is comprised of:
 - fully improved office space
 - warehouse/storage
 - large retail showroom
- 5842-5854 Lonetree Blvd is a "Class A" flex building with stylistic architectures, including nice exterior landscaping, extensive window lines and functional common areas
- The building offers prominent building signage and a roll up door
- The condominium building is located in the Roseville/Rocklin submarket within Placer County, whose flourishing high-tech and health care industries include Oracle, HP and Tasq Technology, Sutter Medical, Adventist Health and Kaiser Permanente
- Located just minutes from Highway 65 via either the Sunset Blvd exit or the Blue Oaks Exit
- Close to numerous retail, shopping, and restaurant amenities including Blue Oaks Town Center and Rocklin 65 Commerce Center
- Zoning: PD - IP (Planned Development - Industrial Park per City of Rocklin



ASSESSOR'S MAP

APN: 380-010-036-000



KEY FACTS

81,158

Population



Average Household Size

35.4

Median Age

\$104,119

Median Household Income

EDUCATION

3%

No High School Diploma



14%

High School Graduate



36%

Some College



47%

Bachelor's/Grad/Prof Degree

BUSINESS



2,379

Total Businesses



33,107

Total Employees

EMPLOYMENT



76%

White Collar



11%

Blue Collar



13%

Services

3.2%

Unemployment Rate

INCOME



\$104,119

Median Household Income



\$42,906

Per Capita Income



\$260,097

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (24.9%)

The smallest group: \$15,000 - \$24,999 (4.0%)

Indicator	Value	Difference	
<\$15,000	4.4%	-2.2%	<div style="width: 20px; height: 10px; background-color: #e67e22;"></div>
\$15,000 - \$24,999	4.0%	-2.2%	<div style="width: 20px; height: 10px; background-color: #e67e22;"></div>
\$25,000 - \$34,999	4.2%	-1.7%	<div style="width: 20px; height: 10px; background-color: #e67e22;"></div>
\$35,000 - \$49,999	6.7%	-2.9%	<div style="width: 20px; height: 10px; background-color: #e67e22;"></div>
\$50,000 - \$74,999	12.8%	-2.5%	<div style="width: 20px; height: 10px; background-color: #e67e22;"></div>
\$75,000 - \$99,999	14.6%	+1.2%	<div style="width: 20px; height: 10px; background-color: #3498db;"></div>
\$100,000 - \$149,999	24.9%	+4.7%	<div style="width: 20px; height: 10px; background-color: #3498db;"></div>
\$150,000 - \$199,999	15.5%	+4.5%	<div style="width: 20px; height: 10px; background-color: #3498db;"></div>
\$200,000+	12.8%	+0.9%	<div style="width: 20px; height: 10px; background-color: #3498db;"></div>

Bars show deviation from Placer County

OFFICE LEASING

ROSEVILLE/ROCKLIN

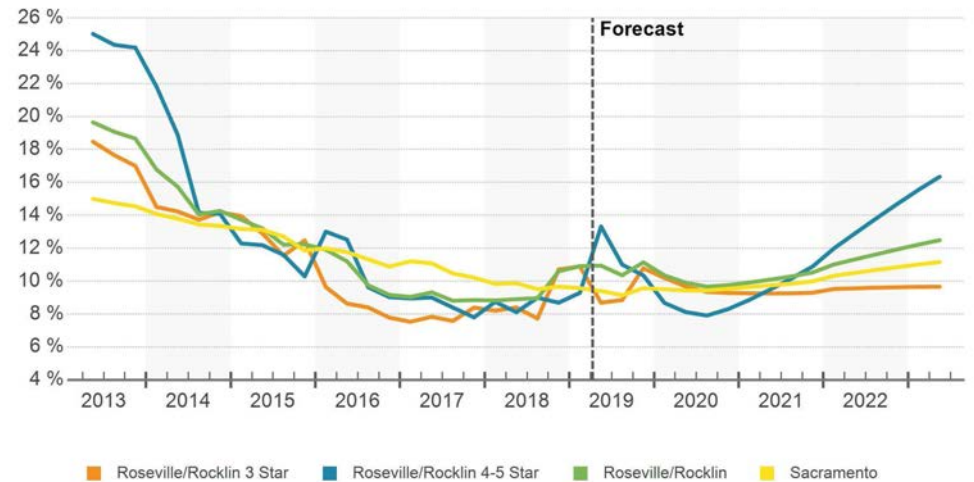
As of April 2019, vacancies had increased by more than 100 basis points since reaching an all-time low in 2017. Net absorption has been negative in many recent quarters and included a number of significant moveouts. Hewlett Packard Enterprise (HPE) is the largest tenant here, but the company has had numerous layoffs over the years and downsized its Roseville operations, vacating 8040 Foothills Blvd., a 160,000-SF asset.

Other large move-outs included Adventist Health and Allstate Insurance. The companies vacated 1025 Creekside Ridge Dr., a 71,075-SF building, in 19Q1; the property was for sale and for lease as of April 2019. And alternative energy technology company JLM Energy laid off a number of its employees in 18Q2, before vacating 3735 Placer Corporate Dr., a 39,869-SF property in Rocklin. The company filed for bankruptcy in September 2018. As of 19Q2, the building was available for sale and for lease.

Historically, vacancies in Roseville/Rocklin have outpaced those of the metro by approximately 400 basis points, but in recent years, occupancy was about in line with Sacramento. With limited supply gains and positive demand every year from 2010-17, office vacancies compressed dramatically from the 2009 peak before the recent uptick.

The submarket is a favorite among tech companies, likely a result of the area's talent base: The area includes one of the metro's highest concentrations of STEM degree holders. HPE occupies nearly 800,000 SF in Roseville among several buildings; other tech tenants with a significant footprint include Cokeva, Oracle, and DXC Technology.

VACANCY RATE >



* Source: Costar Analytics

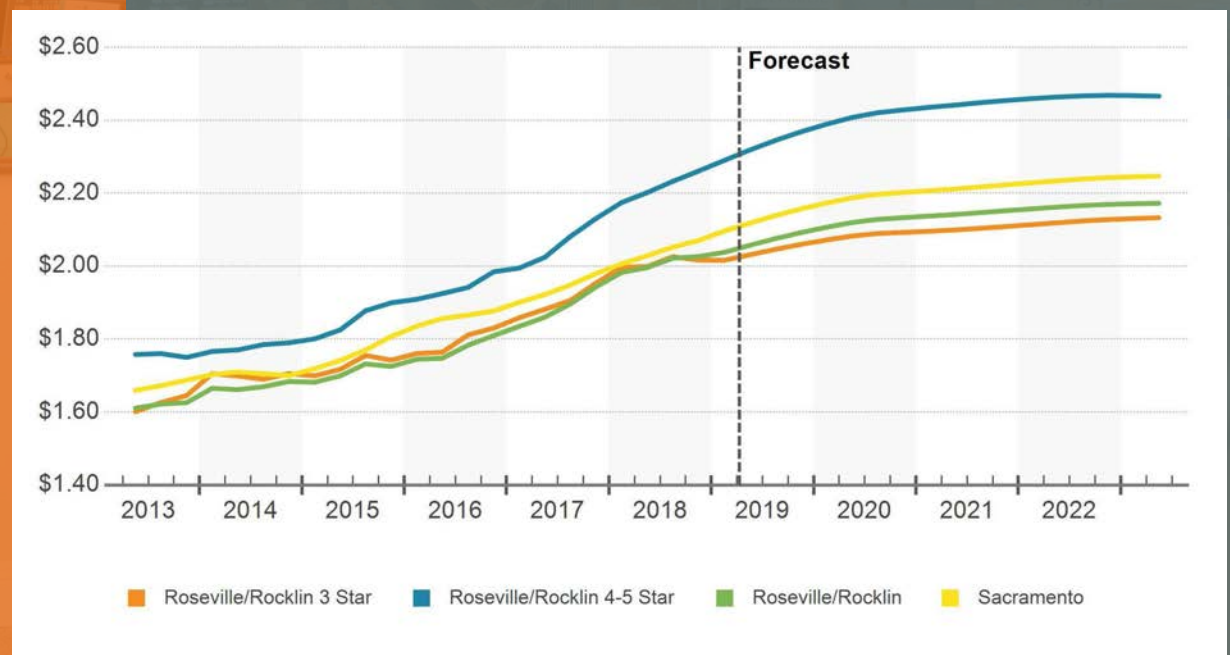
OFFICE LEASING (CONT'D)

Moreover, one of the largest recent leases was signed by a Bay Area-based medical device company. In 18Q4, Penumbra transacted a deal for 8040 Foothills Blvd., the 160,000-SF asset vacated by HPE. The Alameda based company expects to take occupancy of the building in 19Q2.

UC Davis Health recently signed another noteworthy deal. In 18Q3, UC Davis leased 41,853 SF at Parkway Professional Plaza. Vacated by Act-On Software, UC Davis expects to take occupancy of the space in 2020. Act-On elected to consolidate the locations' operations into its Portland, Oregon headquarters.

UC Davis will join a number of healthcare companies with a significant footprint here, including Sutter Health, Adventist Health, and Kaiser Permanente, each of which occupies more than 100,000 SF. Other tenants which have moved into large blocks of space in recent years includes Quest Media & Supplies (120,000 SF), and Liberty Mutual Insurance Company (52,000 SF).

MARKET RENT PER SQUARE FOOT >



* Source: Costar Analytics

INDUSTRIAL LEASING

ROSEVILLE/ROCKLIN

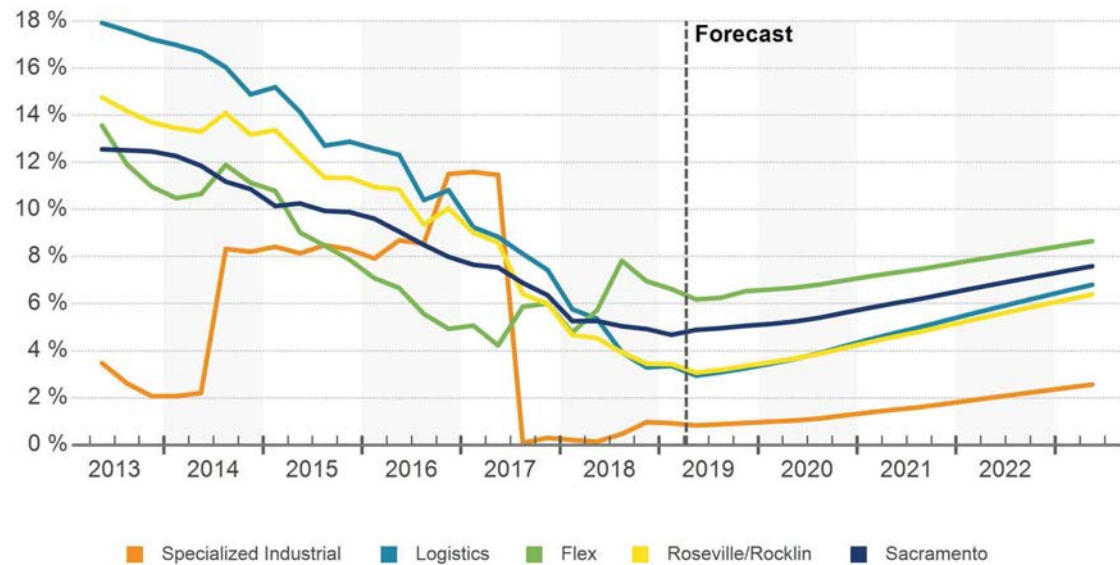
While it's known as one of Sacramento's most affluent suburban areas, Roseville/Rocklin is also one of the metro's largest industrial submarkets.

Thanks to the proximity of the Roseville Yard, the largest rail facility on the West Coast, more than half of all inventory in Roseville/Rocklin is located along or in the vicinity of Highway 65, west of the prominent retail and housing corridors. New construction has been relatively limited this cycle, but there have been two significant deliveries: A 200,000-SF FedEx facility, and a 316,100- SF distribution building for McKesson Corp.

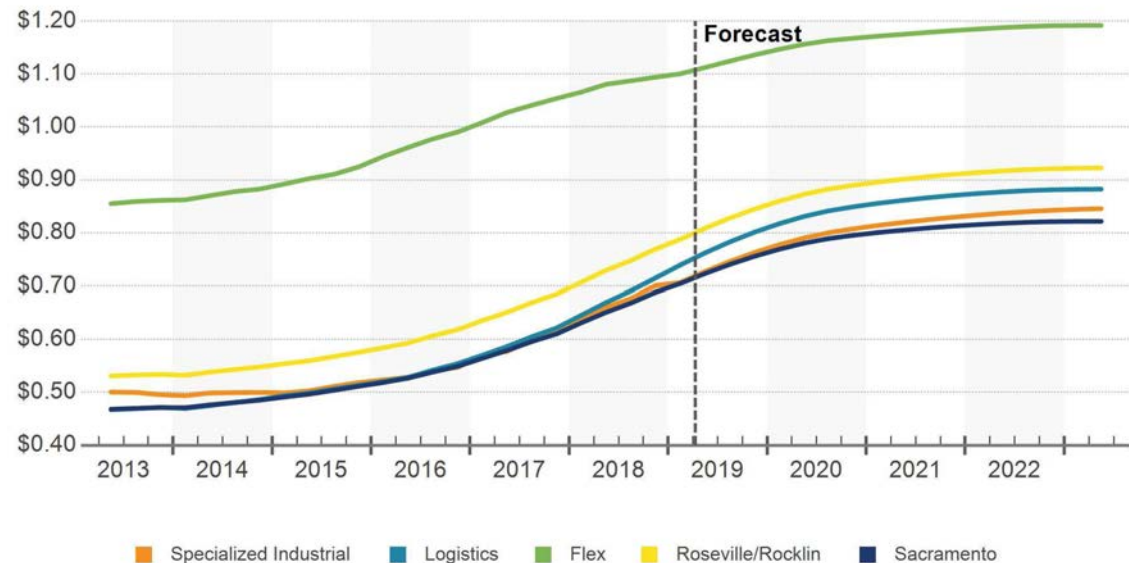
Vacancies fell to an all-time low in 2018, and were in line with that mark to start the New Year. Several notable lease signings transacted over the past few years, including those by ESL Technology and Volkswagen America; each company signed deals for more than 100,000 SF. Mirroring the metrowide trend, rent growth has steadily climbed in recent years. In fact, gains soared to an all-time high in 2018, and were similarly strong as of 19Q1.

Annual investment has historically averaged around \$50 million, but sales volume in 2018 drastically exceeded that mark due to several outsized transactions. Furthermore, the average price reached \$100/SF for the first time this decade.

VACANCY RATE >



MARKET RENT PER SQUARE FOOT >



*Source: Costar Analytics

TENANTS



California Carpet and Design Center opened its doors in November of 1999. Servicing Placer and Sacramento Counties, with a state-of-the-art showroom and design center. California Carpets is a locally and family owned. California Carpets offers all types of flooring, including hardwood, carpet, tile/stone, vinyl planks and laminate. Additionally, California Carpets provides a variety of window coverings. With over 4,000 square feet of showroom, the Center offers clients an abundance of options to decorate their homes or offices.

California Carpets manages one room replacements to entire home re-carpets. With over 40 years of professional experience, Cal Carpets, provides customers guidance, installation preparation, delivery, removing of furniture and final install completion.

In addition to being a supplier of flooring and window materials, California Carpets is a design center, equipped with professional interior designers at clients' disposal. Interior designers can help prepare for home sales, rebuild from a disaster, or simply update the look and feel of an existing premise.



EXTERIOR IMAGES



SHOWROOM & WAREHOUSE IMAGES



OFFICE IMAGES





OSBORNE
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the
Leading Provider of
Commercial Real Estate

MULTI-TENANT INVESTMENT OPPORTUNITY

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